

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, August 5, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, August 5, 2021, at **1:45p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, July 30 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, August 3, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, August 3.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS

Regular Meeting – Thursday, August 5, 2021

Virtual Meeting

12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of July 1, 2021

2. Final Landmark Recommendation

MONASTERY OF THE HOLY CROSS (FORMERLY IMMACULATE CONCEPTION CHURCH)

3101 South Aberdeen Street

WARD 11

3. Final Landmark Recommendation

MUDDY WATERS HOUSE

4339 South Lake Park Avenue

WARD 4

4. Report from Public Hearing and Final Landmark Recommendation

HALSTED-WILLOW GROUP

WARDS 2 & 43

1726-1808 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812

West Willow Street (evens), and 745-813 West Willow Street (odds)

5. Class L Property Tax Incentive – Final Certification

OLD CHICAGO MAIN POST OFFICE BUILDING

WARD 25

401-439 West Van Buren Street, 401-535 South Canal Street, and 400-436 West Harrison Street

6. Other Business

Amendment of the Rules and Regulations of the Commission on Chicago Landmarks

7. Permit Review Committee Reports

Report on Projects Reviewed at the July 1, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of July 2021

8. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, August 5, 2021**

2. Final Landmark Recommendation

**MONASTERY OF THE HOLY CROSS (FORMERLY IMMACULATE CONCEPTION CHURCH)
3101 South Aberdeen Street WARD 11**

Staff Recommendation--Staff recommends approval of the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Monastery of the Holy Cross (consisting of the former Immaculate Conception church and attached rectory, hereinafter, the “Building”) is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

I. BACKGROUND

The formal landmark designation process for the Building began on June 3, 2021, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 et seq.). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building; and,
- the two-story flat building south of the church’s apse and masonry wall parallel to the east-west alley directly south of West 31st Street are both excluded from the significant features.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated June 3, 2021, the most current iteration of which is dated August 5, 2021, incorporated herein and attached hereto as Exhibit A (the “Designation Report”).

At its regular meeting of July 1, 2021, the Commission received a report incorporated herein and attached hereto as Exhibit B (the “Department of Planning and Development Report”)

from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On July 27, 2021, the Commission received written consent to landmark designation of the Building in a form dated July 27, 2021, and signed by Prior Peter Funk, OSB, representing the monastic community that owns of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Immaculate Conception Church (now Monastery of the Holy Cross) was designed for a national parish to serve the German-speaking residents of Bridgeport. It is currently the last remaining example of a German national parish in this neighborhood; and

WHEREAS, this church was a social and religious hub for Chicago's thriving German-American communities in the early 20th century. Ethnic churches allowed for integration and assimilation into American society while harkening back to the architecture and culture of their homeland; and,

WHEREAS, Bridgeport was and is a popular neighborhood for immigrants new to the United States. Immaculate Conception Church served many of Bridgeport's immigrant communities, both well-established and burgeoning, throughout its over century-long existence; and,

WHEREAS, the Building exemplifies many high-Gothic Revival design elements, demonstrating faithfulness to a popular construction style of the time; and,

WHEREAS, the Building, is a significant early work of Hermann J. Gaul, a renowned Chicago-based ecclesial architect of the early 20th century; and,

WHEREAS, the Building is noted for its impressive acoustics, a quality common among churches designed by architect Herman Gaul; and,

WHEREAS, Gaul's use of Gothic Revival characteristics, like those seen at the Building, greatly contributed to the overall appearance of the built environment in early 20th century Chicago; and,

WHEREAS, Gaul catered to Chicago's large German-American population, designing an array of buildings throughout the city and beyond that exuded the finest characteristics of German and Gothic Revival architecture; and,

WHEREAS, Some of Gaul's designs outside of Illinois have been listed in the National Register of Historic Places including Holy Hill National Shrine of Mary in Erin, Wisconsin, and St. Mary Church and Academy in Indianapolis, Indiana; and,

WHEREAS, the Building meets three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this August 5, 2021; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building; and
 - the two-story flat building south of the church's apse and masonry wall parallel to the east-west alley directly south of West 31st Street are both excluded from the significant features.
6. Recommends the designation of the Building a Chicago Landmark.

3. Final Landmark Recommendation

**MUDDY WATERS HOUSE
4339 South Lake Park Avenue**

WARD 4

Staff Recommendation--Staff recommends approval of the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Muddy Waters House (the "Building") is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*

3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on June 3, 2021, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets two (2) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as **Exhibit A**, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark. As part of the Preliminary Recommendation, the Commission identified the "significant historical and architectural features" of the Building as:

- All exterior elevations, including rooflines, of the Building; and
- The non-original basement entrance at the front facade which existed during Muddy Water's residence/ownership of the Building (1954-1973) as documented in existing historic photographs; and
- Exterior alterations to the Building which are known to have been made by Muddy Waters, specifically the concrete porch with its metal railings and metal canopy; the flat exterior cladding of the bay window at the front facade; and the flat profile at the location of the original cornice; and
- Any new storm doors at the front elevation should be designed to match the customized pair of "flamingo" storm doors installed by Muddy Waters which are no longer extant, but which are documented in historic photographs; and
- Other exterior alterations to the Building made by Muddy Waters that can be documented.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated June 3, 2021, the most current iteration of which is dated August 5, 2021, incorporated herein and attached hereto as **Exhibit B** (the "Designation Report").

At its regular meeting of July 1, 2021, the Commission received a report from Maurice Cox, Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit C**.

On July 28, 2021, the Commission officially requested consent to the proposed landmark designation from the owner of the Building, Chandra Cooper. On July 29, 2021, the Commission received a form dated July 29, 2021, and signed by the owner consenting to the proposed landmark designation.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report, the DPD Report, and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building meets the two (2) criteria for landmark designation set forth in Section 2-120-620 (1) and (3) of the Municipal Code; and

WHEREAS, blues musician McKinley Morganfield (1913-1983), better known as "Muddy Waters," was born in rural Mississippi, the son of a sharecropper. Muddy Waters's migration from the Mississippi Delta to Chicago in the middle of the twentieth century mirrored the journey of many African Americans who left their homes to flee the Jim Crow South and to find better opportunities in northern urban centers. They brought with them their culture and traditions which enriched their newfound homes. When Muddy Waters and his contemporaries' musical heritage took root in Chicago and was amplified to reach ever larger crowds, the Chicago Blues that emerged sent the heartbeat of America's culture around the world; and

WHEREAS, the Chicago Blues created by musicians Muddy Waters, Willie Dixon, Howlin' Wolf, Little Walter, Sonny Boy Williamson II, and others initially found success with an almost exclusively African American audience in the 1940s and early 1950s. By the end of the decade their audience had diversified and expanded beyond the borders of the United States to Europe. These blues masters influenced the sound of rock and roll as it emerged in mainstream culture in the 1950s and 1960s, as acknowledged by rock legends like Chuck Berry, Mick Jagger, Keith Richards, Eric Clapton, Jimmy Page, Eric Burdon, and countless others; and

WHEREAS, by the early 1950s, independent record companies such as Chess, King, Vee Jay, Chance, and Parrot, and distributors like United and Bronzeville were headquartered around Cottage Grove from 47th to 50th Streets. The Building at 4339 South Lake Park Avenue was located near these businesses and the concentrations of South Side blues clubs on or near 43rd and 47th Streets, including the [original] Checkerboard Lounge (423 East 43rd Street), Theresa's Lounge (4801 South Indiana Avenue), and Pepper's Lounge (503 East 43rd Street). The Building turned into a gathering place for other blues musicians and entertainers; and

WHEREAS, Muddy Waters offered open-door hospitality at his 4339 South Lake Park Avenue home. Rehearsals were held in the basement. Musicians were welcomed at all hours. Not only food and drink, but lodging was also offered to traveling musicians. Fellow blues legend Howlin' Wolf stayed there as he re-settled himself in Chicago. Chuck Berry, befriended by Waters, stayed at his home while in town to record at Chess Records. Distinguished visitors included legendary performers Willie Dixon, B.B. King, Little Walter, Sonny Boy Williamson II, KoKo Taylor, and many more; and

WHEREAS, considered by many to be the "Father of the Chicago Blues," Muddy Waters was one of the most important figures in the development of the distinctive electrified sound that came to be known as the "Chicago Blues." Muddy Waters skillfully married the raw

acoustic Delta blues he learned in Mississippi with amplification to create a powerful new urban sound that could be heard in the loudest of Chicago's night clubs and beyond; and

WHEREAS, the music recorded by Waters, including "Manish Boy" and "King Bee," became part of the standard repertoire of English rock and roll bands of the 1960s. Among these imitators were the Rolling Stones, who recorded their own versions of a number of songs by Chicago blues musicians and who took their name from a 1950 Muddy Waters song titled "Rollin' Stone." Waters later acknowledged the influence of his music on rock with his recording "The Blues Had a Baby and They Called It Rock and Roll"; and

WHEREAS, Waters recorded with Chicago's Chess Records from 1947 through 1975. Sixteen of the songs released on singles became *Billboard* R & B Chart hits (ranked in the top 20). These included originals and traditional songs Waters had re-worked such as "Louisiana Blues" from 1951, "She Moves Me" from 1952, and "Manish Boy" from 1955 as well as songs penned by fellow Chess Records performer Willie Dixon, "I'm Your Hoochie Coochie Man" and "Just Make Love to Me," both from 1954. Five of his albums would make the *Billboard* Top 200 from 1969 to 1981. His music was recognized with six Grammys and five Blues Foundation Awards. He was posthumously inducted into the Rock and Roll Hall of Fame in 1987 and chosen for the Grammy Lifetime Achievement Award in 1992; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings, and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 5th day of August 2021, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (3) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building; and
 - The non-original basement entrance at the front facade which existed during Muddy Water's residence and ownership of the Building (1954-1973) as documented in existing historic photographs; and

- Exterior alterations to the Building which are known to have been made by Muddy Waters, specifically the concrete porch with its metal railings and metal canopy; the flat exterior cladding of the bay window at the front facade; and the flat profile at the location of the original cornice; and
- Any new storm doors at the front elevation should be designed to match the customized pair of “flamingo” storm doors installed by Muddy Waters which are no longer extant, but which are documented in historic photographs; and
- Other exterior alterations to the Building made by Muddy Waters that can be documented.

6. Recommends that the Building be designated a Chicago Landmark.

4. Report from Public Hearing and Final Landmark Recommendation

HALSTED-WILLOW GROUP

WARDS 2 & 43

1726-1808 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812 West Willow Street (evens), and 745-813 West Willow Street (odds)

Staff Recommendation--Staff recommends approval of the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Halsted Willow Group of four buildings (the “Group”) is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Group, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
6. Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

I. BACKGROUND

The formal landmark designation process for the Group began on December 3, 2020, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Group as a Chicago Landmark. The Commission found that the Group meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 et seq.). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Group as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of

way.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 3, 2020, the most current iteration of which is dated August 5, 2021, incorporated herein and attached hereto as Exhibit A (the “Designation Report”).

At its regular meeting of January 7, 2021, the Commission received a report incorporated herein and attached hereto as Exhibit B (the “DPD Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Group supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

In a letter dated February 4, 2021, the Commission officially requested the consent to the proposed landmark designation from the owners of property within the Group. The letter also requested the return of an enclosed written consent form indicating consent or non-consent by March 22, 2021.

At the end of the request-for-consent period, Commission staff had received two of four consents for designation and zero “non-consent” forms. Without written consents from all of the property owners, Section 2-120-650 of the Chicago Landmarks Ordinance required the Commission to hold a public hearing on the Preliminary Recommendation with respect to the designation of the Group as a Chicago landmark.

In a letter dated June 17, 2021, the Commission notified the owners of the properties within the Group of the virtual public hearing scheduled for July 12, 2021. A notice of the virtual hearing date and time was also posted on three signs in the public rights-of-way within the Group. In addition, the virtual public hearing date and time were published as a legal notice in the Chicago Tribune. The public hearing notice was also posted on the Department of Planning and Development’s web site.

II. PUBLIC HEARING

The hearing was convened, as scheduled and noticed, virtually, by way of Zoom on Monday, July 12, 2021, at 1:00 p.m. Commission member Tiara Hughes served as Hearing Officer, assisted by Michael Gaynor, Supervising Assistant Corporation Counsel of the Real Estate and Land Use Division of the City’s Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation staff of the Bureau of Citywide Systems and Historic Preservation of the Department of Planning and Development. The hearing was conducted in accordance with the Emergency Rules Governing the Conduct of Remote Public Hearings on Landmark Designations, effective on July 7, 2021, and pursuant to that certain rule adopted by the Commission on Chicago Landmarks on June 4, 2020, governing the emergency rule-making powers of the Chairman of the Commission on Chicago Landmarks.

The Commission staff’s presentation recommending the proposed landmark designation was given by Daniel Klaiber, Coordinating Planner.

At the conclusion of the staff presentation, the Commission’s Rules and Regulations allow property owners, regardless of whether they request party status, to question the staff and/or

the staff's expert. No property owners presented questions to staff, but an attorney representing the owner of 1827-29 N. Halsted did request and was granted party status and spoke against the designation.

Five members of the general public made statements in support of the landmark designation, including a representative of Landmarks Illinois as well as a representative of 2nd Ward Alderman Brian Hopkins' staff and 43rd Ward Alderman Michele Smith. No members of the general public spoke against the designation.

The transcript (the "Hearing Transcript") and related exhibits from the public hearing are attached hereto.

III. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report, the DPD Report, the Hearing Transcript and all of the information on the proposed landmark designation of the Group; and

WHEREAS, the Halsted-Willow Group is a significant group of nineteenth-century mixed use buildings, exemplifying the historic and architectural importance of such buildings to the economic and social history of Chicago; and,

WHEREAS, the buildings in the Halsted-Willow Group were built in the 1880s, a period of great growth for Chicago in general and the Lincoln Park community area in particular. They remain an important link to Chicago's economic and social history for both Chicago residents and visitors; and,

WHEREAS, the buildings in the Halsted-Willow Group were built and used by ethnic-German immigrants and descendants through the late nineteenth and early twentieth centuries, exemplifying the historic importance of Germans to Chicago and its neighborhoods; and,

WHEREAS, the Halsted-Willow Group is a significant group of Victorian-era store and flats buildings, exemplifying the importance of this commercial building type. One building also historically housed a third-floor public hall, a type of meeting hall of significance to Chicago's working- and middle-class neighborhoods; and,

WHEREAS, the buildings in the Halsted-Willow Group are fine and significant examples of neighborhood mixed-use buildings in the Italianate and Queen Anne architectural styles, both significant styles to the history of Chicago architecture and characteristic of the city's nineteenth-century architecture; and,

WHEREAS, the buildings in the Halsted-Willow Group are finely constructed and ornamented with brick, stone, terra cotta, and pressed metal, exemplifying the best of late nineteenth-century craftsmanship and use of building materials; and,

WHEREAS, the Halsted-Willow Group's buildings display a distinct visual unity based on a consistent scale and size, building setbacks, overall design, use of building materials and

WHEREAS, the buildings of the Group form an informal "gateway" to the residential neighborhoods east and west of Halsted due to their location, distinctive appearance and handsome design; and,

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Group has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I, II and III hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this August 5, 2021; and
3. Finds, based on the Designation Report, the DPD Report, the Hearing Transcript and the entire record before the Commission, that the Group meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code; and
4. Finds that the Group satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Group are identified as follows:
 - All exterior elevations, including rooflines, of the buildings visible from public rights of way.
6. Recommends the designation of the Group a Chicago Landmark.

OLD CHICAGO MAIN POST OFFICE BUILDING **WARD 25**
401-439 West Van Buren Street, 401-535 South Canal Street, and 400-436 West
Harrison Street

WHEREAS, on October 5, 2017, the Commission on Chicago Landmarks (the “Commission”) approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

WHEREAS, on February 28, 2018, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Old Chicago Main Post Office Building (the "Building"), located at 404 West Harrison Street (also known as 433 W. Van Buren Street), as a Chicago Landmark; and

WHEREAS, on February 28, 2018, the City Council adopted an ordinance (the "Class L Ordinance") recommending approval of the owner's application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the "Project") and with the Permanent Index Number: 17-16-130-001-0000; and

WHEREAS, the Commission has reviewed the Class L application and the Project undertaken at the Building pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
3. Certifies that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Recommends that the Project be approved for the Class L incentive.

6. Other Business

Amendment of the Rules and Regulations of the Commission on Chicago Landmarks

Staff Recommendation--Staff recommends approval of the following:

Whereas, the Commission on Chicago Landmarks (hereinafter the "Commission") hereby amends its Rules and Regulations, eff. December 7, 2006, as amended February 3, 2011, and June 4, 2020, by deleting the struck language and inserting the underscored language, as follows:

Article I [The Commission], Section F [Emergency Rules]:

When; the Governor of the State of Illinois or the Director of the Illinois Department of Public Health has issued a disaster declaration related to public health concerns because of a disaster as defined in Section 4 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/1 et seq., and all or part of the City of Chicago is covered by the disaster area, ~~due to public disasters or other emergencies the State of Illinois and/or the City of Chicago have, by executive proclamation or order, legislation or otherwise, limited where, when and/or how many people may publicly gather and/or the State of Illinois has suspended or modified portions of the Open Meetings Act for the public health, safety and welfare of the citizens of~~

~~the State of Illinois and/or the City of Chicago~~, the Chairman shall have the power to promulgate emergency rules ~~(including regarding public attendance and/or participation)~~ not inconsistent with Section 7(e) of the Open Meetings Act ~~such directives from the State of Illinois and/or the City of Chicago~~. The Secretary shall ensure that such emergency rules are posted on the Commission's website, and such emergency rules shall last until the such disaster declaration has expired. ~~State of Illinois and/or the City of Chicago rescind such directives.~~

Article I [The Commission], Section G [Remote Public Participation]:

The Chairman shall have the power to promulgate rules regarding remote public participation. Unlike the powers granted to the Chairman in Section F above, this power is not dependent on the existence of a disaster declaration and may be exercised at any time. In the event that the Chairman exercises this power, the Secretary shall ensure that such remote public participation rules are posted to the Commission's website, and such remote public participation rules shall last until rescinded by the Chairman.

Article III [Procedure and Standards for Review of Permit Applications], Section C4 [Expiration of Pre-Permit Approval]:

A conditional approval issued by the Permit Review Committee or the Commission pursuant to this section is valid for four ~~two~~ years from the date of the conditional approval. The staff to the Commission may extend the approval for an additional year provided that the staff finds that the circumstances of the original approval, including the project and the applicable criteria, standards, and guidelines of the Commission, are substantially the same.

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Rules and Regulations of the Commission on Chicago Landmarks, as revised and dated on this 5th day of August, 2021, in accordance with § 2-120-610(9) of the Municipal Code, to be effective immediately upon publication.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, August 5, 2021

Virtual Meeting

1:45

AGENDA:

- 1. 1060 W. Addison** **44th Ward**
Wrigley Field
Proposed construction of a new, two-story, triangular addition with roof deck at the southeast corner of the stadium.
- 2. 1054 W. Oakdale** **44th Ward**
Terra Cotta Row District
Proposed construction of a new, two-story addition at rear of house, restoration of previously altered features, and replacement of rear one-story frame garage with new, one-story masonry garage.
- 3. 1357 N. Elston** **27th Ward**
Morton Salt Company Warehouse Complex
Proposed modification to repainted rooftop sign.
- 4. 2107 N. Cleveland** **43rd Ward**
Mid-North District
Proposed new construction of a two-story, masonry, single-family residence with rooftop access penthouse and detached garage.
- 5. 10631 S. Seeley** **19th Ward**
Longwood Drive District
Proposed new rear garage addition.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, August 5, 2021

1. 1060 W. Addison Wrigley Field

44th Ward

Proposed construction of a new, two-story, triangular addition with roof deck at the southeast corner of the stadium.

Applicant: Crane Kenney, Wrigley Field Housing LLC, owner
Rick Fawell, Gensler, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The proposed addition is approved as shown on plans dated June 23, 2021;
2. As proposed all materials, colors, and finishes shall be a continuation of those approved in previous phases of work, and staff shall review and approve all samples with the permit application;
3. All signage, with dimensioned details, shall be reviewed and approved by Historic Preservation staff prior to order and installation; and,
4. All conditions of approval from the previous reviews of the overall master project will continue to be applicable.

2. 1054 W. Oakdale Terra Cotta Row District

44th Ward

Proposed construction of a new, two-story addition at rear of house, restoration of previously altered features, and replacement of rear one-story frame garage with new, one-story masonry garage.

Applicant: Sara and Jonah Rubin, owners
Jerry Hamen, Hamen Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As part of its building permit application, the applicant shall provide the following:
 - a. Elevation drawings should be further developed to indicate all of the materials;
 - b. Window and door schedules;
 - c. Cut sheets for all new exterior doors and windows.
 - d. If not included in the window cut sheets, detailed drawings of the windows in elevation, cross and longitudinal sections, all dimensioned and to scale;
 - e. Material samples:
 - i. Proposed roof shingle
 - ii. Proposed slate shingle, if used
 - iii. Proposed brick
 - iv. Proposed mortar
 - v. Proposed stone trim (lintels, belt courses, coping)
2. Any original cladding material found beneath existing artificial siding of the main house and stucco of the coach house should be restored or replaced in kind. If no historic material is found, slate can be used in these areas;
3. Decorative stained/leaded glass or curved glass windows shall be repaired and retained; and,
4. Should the project as proposed require a zoning variation and/or adjustment, the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. 1357 N. Elston

27th Ward

Morton Salt Company Warehouse Complex

Proposed modification to repainted rooftop sign.

Applicant: Blue Star Properties, owner

Staff Recommendation: Staff recommends that the Committee find that the proposed sign, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 5 and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural

features of the landmark property and approve the project with the following conditions:

1. The proposed sign is approved as submitted on plans dated July 26, 2021.

**4. 2107 N. Cleveland
Mid-North District**

43rd Ward

Proposed new construction of a two-story, masonry, single-family residence with rooftop access penthouse and detached garage.

Applicant: Felix Widjada and Delia Setiawan, owners
Philip Casagrande, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The penthouse design shown on the drawings dated July 29, 2021, shall be revised to relocate the proposed mechanical room to the rear (east) elevation of the stair penthouse to minimize views and maintain the penthouse setback from the front façade, or the applicant shall provide a 3D computer-generated visibility study for staff review for approval prior to permit application, to confirm the mechanical enclosure will not be visible from public rights-of-way; and,
2. The rooftop penthouse cladding is proposed to be cement siding. The siding shall be fiber cement siding in a smooth finish with a 4" lap exposure in a neutral/dark color to minimize visibility. Any rooftop feature and/or planting/landscaping on the roof decks should be set back and low in height so as not to be visible from the public rights-of-way.

**5. 10631 S. Seeley
Longwood Drive District**

19th Ward

Proposed new rear garage addition.

Applicant: Sean and Maureen Cooney, owners
Joe Carroll and Kevin Klinger, CMMR Development, architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. The one-story addition and new garage are approved as shown in drawings dated 04/19/21.